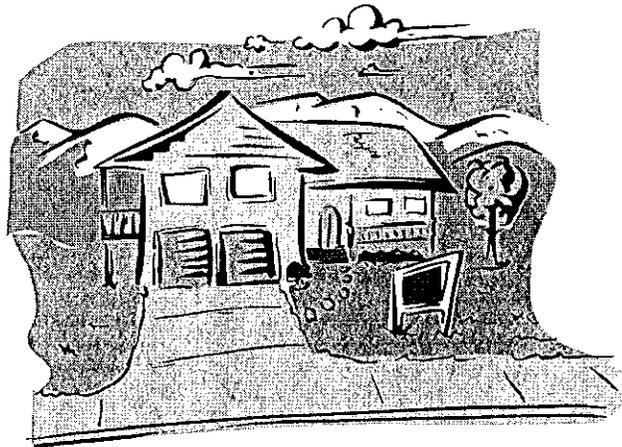


# *Gail Gardner*

# *Neighborhood Plan*

*Adopted by Council in February 2000*

*Updated June 2002*



## ***MISSION STATEMENT***

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**We come together as neighborhood people working to preserve and improve our neighborhood.**

- As neighborhood people, we have the right to self determination and empowerment; to be advised and consulted on public policies and public/private initiatives affecting our neighborhood; to have our neighborhood values, culture and history recognized and respected.
- As neighborhood people, we have the responsibility to advise governments and others of neighborhood values, culture and history; to listen to the views of all residents; to look out for the safety of our homes and streets, maintain our properties, and make proper use of public facilities.
- As neighborhood people, we look to a variety of governments, voluntary organizations, businesses and philanthropy to meet neighborhood needs for personal, social and economic development; and to be held accountable for how their actions affect our neighborhood.
- As neighborhood people, we ask that the actions of neighborhood residents and organizations, governments, businesses and philanthropy be guided by the principle of equity, participation and accountability.

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## ***EXECUTIVE SUMMARY***

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The Prescott General Plan advocates for the development of specific area plans to guide future land use in neighborhoods. This neighborhood planning process allows city officials and staff to include residents in the creation of policies regarding the direction of their neighborhood development. To identify community issues and solutions neighborhood participation and planning must be a collaborative process.

This document seeks to develop a distinctive community identity for the Gail Gardner Neighborhood through common neighborhood themes. A series of goals and objectives for protecting and enhancing the character of the Gail Gardner Neighborhood are presented in relation to areas of significant interest. This planning process is intended to complement the General Plan's policies for neighborhood development.

The Gail Gardner Neighborhood is a focal point due to the growing number of properties transitioning from one use to another within the neighborhood. It is the intent of this plan to guide these transitions to ensure that residential character is protected while allowing the creation of new uses that are compatible with surrounding ones. The topics presented in this plan were requested by the residents who are affected on a daily basis by the changes occurring within the neighborhood. The following are viewed as some of the most significant facing the Gail Gardner Neighborhood.

- The **Land Use Element** focuses on the preservation of the residential character and the effects of redevelopment inside and adjacent to the neighborhood. Areas of concern for the residents are highlighted with suggestions for their future development.
- The **Circulation Element** addresses the effects of the possible East/West Connector as well as future development options for Gail Gardner Way including traffic controls and pedestrian facilities.
- The **Quality of Life Element** includes sections devoted to open space, property maintenance, drainage issues, traffic speeds and neighborhood participation and notification.

## **INTRODUCTION**

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### **Planning Methodology**

The Gail Gardner Neighborhood planning process began August 12, 1999 with the first citizen meeting. This meeting allowed staff to determine the needs for neighborhood planning efforts in the Gail Gardner area by evaluating resident input. At that first meeting residents listed numerous concerns affecting the quality of life in their neighborhood. The significant issues identified were primarily related to circulation and land uses; however, vegetation overgrowth and property maintenance were also considered important factors.

The planning process involved the organization of concerned individuals who have participated by helping to inventory and identify significant issues facing the neighborhood residents. In formulating specific elements to be addressed in this plan, field observations and staff analysis of existing land uses, circulation patterns and open space amenities have been combined with resident input. Together, neighborhood goals were been established to guide future decision making regarding the Gail Gardner Neighborhood. *The Gail Gardner Neighborhood Plan was updated in April 2002 to reflect accomplishments and identify new goals and objectives where needed.*

### **Physical Setting**

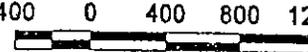
The Gail Gardner Neighborhood is located in the western portion of the City of Prescott. It is bounded by West Gurley Street to the south, Iron Springs Road to the north, the Westside and Southwest Prescott Neighborhoods to the west, and the Ponderosa Redevelopment area and the Fleury Neighborhood to the east. The neighborhood contains a total of 238 acres with varied ownership, zoning and lot sizes.

Both Miller and Butte Creeks run through the neighborhood boundaries. The majority of roadways within the neighborhood plan area were paved after the alignment of Gail Gardner Way in the mid 1980's. Prescott's unique topography, rocky terrain and presence of granite boulder outcroppings are predominately visible within the southern

Parcel History  
 Area Streams  
 Area Lakes  
 Area Lakes  
 Bldg Footprints  
 GAIL GARDNER  
 Ponderosa Redevelopment



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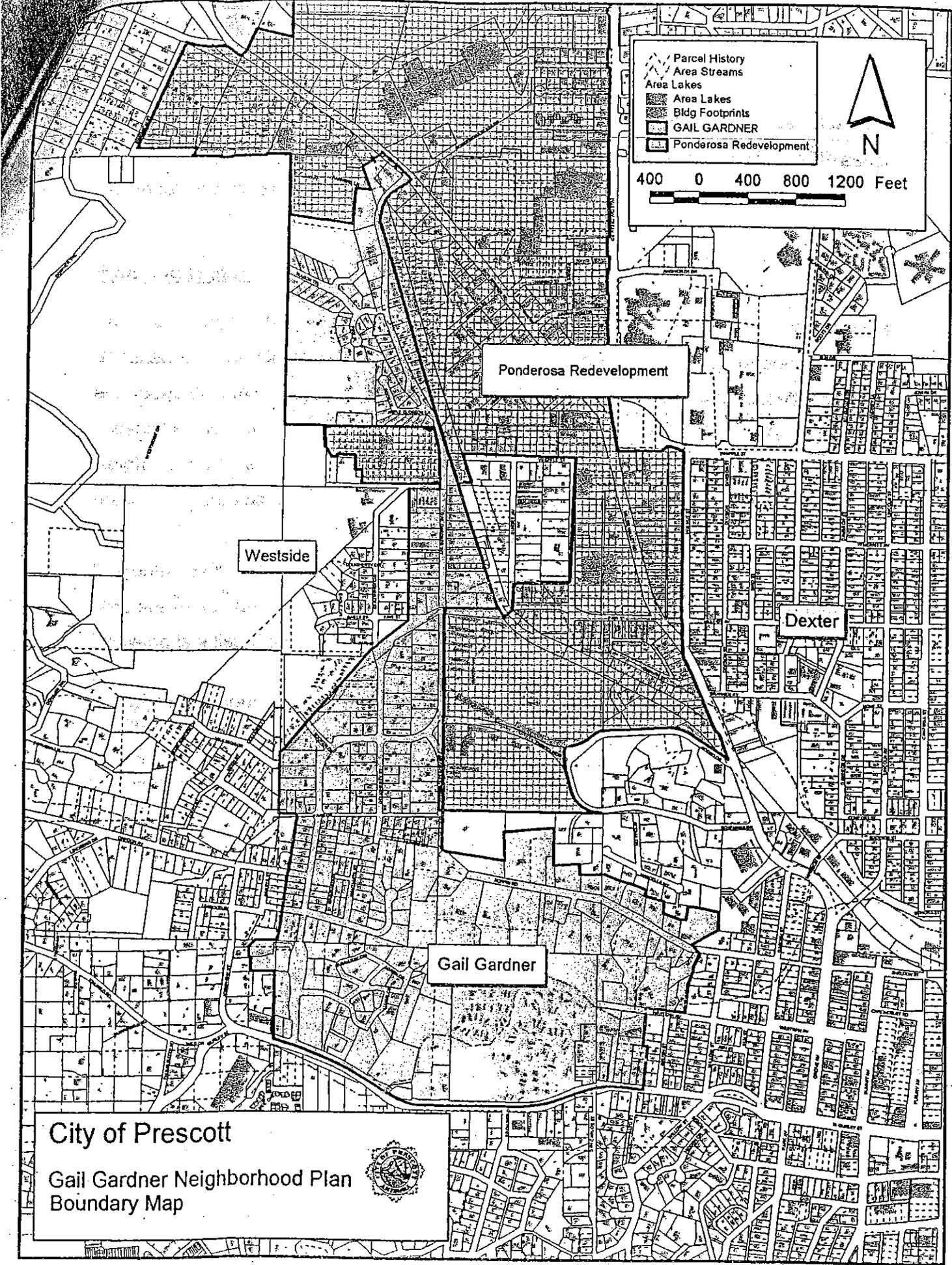
Ponderosa Redevelopment

Westside

Dexter

Gail Gardner

City of Prescott  
 Gail Gardner Neighborhood Plan  
 Boundary Map



and northern most sections of the neighborhood. In addition, the Gail Gardner Neighborhood has a significant amount of mature vegetation that is typical of Prescott and local riparian areas.

### Planning History

The Gail Gardner Neighborhood has a formative history. The neighborhood area was annexed into the City of Prescott in April of 1957. Portions of the neighborhood today are located within the Mile High Park Historic District, which has recently become Prescott's newest National Register District. The majority of the Gail Gardner Neighborhood has been developed with residential uses ranging from single family homes on acre lots to multi-family apartment structures.

Currently, 62% of the parcels within this neighborhood has been platted, the remaining 38% are metes and bounds. Twelve subdivisions exist within the plan boundaries. The following is a list of subdivisions and preliminary plats in the plan area:

- Apple Blossom
- Chartiers Addition
- Dougherty Park
- Fleury's Addition
- Gail Gardner Patio Homes
- Gardenland Tract First Addition
- Granite Heights
- Idle Wheels
- Idylwild Tract
- Lincoln Park Tract
- Murphys Fifth
- Oro Vista Estates
  
- Stonehaven Townhomes – Preliminary

The earliest subdivision was created in 1909 (Idylwild Tract) *with the most recent addition completed in 2002 (Stonehaven Townhomes and Boulder Park Townhomes)* Some of these plats have a few remaining vacant lots for residential uses.

Historically, the neighborhood streets were not laid out in a grid pattern but rather followed the contours of the natural terrain. Gail Gardner Way did not exist until 1984 when the City of Prescott expanded and combined a number of small residential streets (some unimproved) into a major collector. The collector was named in honor of Gail I. Gardner, a Prescott pioneer rancher, postmaster and poet.

Within the last couple of years, this neighborhood has been identified as an area of transition. One of the tools being used to change land uses and intensities within the neighborhood is the rezone process. *Over the last twelve years, eight rezones have been approved within the boundaries of the Gail Gardner Neighborhood. Two have occurred within the last two years.* The majority of these rezones have focused on residential land being converted to commercial uses. Similarly the majority of commercial uses being sought are for medical and general business offices. The remaining rezones have increased the density of residential uses to allow for multi-family dwellings. The increasing numbers of rezones occurring within this neighborhood have prompted the creation of a neighborhood plan to guide future changes.

Other planning efforts occurring in the Gail Gardner area besides this neighborhood plan include the Ponderosa Redevelopment Plan. The redevelopment plan highlights three sub area designations: the Ponderosa Plaza Mall, Iron Springs Road/Gail Gardner Way and the Yavapai County Fairgrounds. The redevelopment plan is responding to changes in land use that may occur in these three areas in the near future. This neighborhood plan will address issues the residents will face as these areas redevelop.

## **LAND USE**

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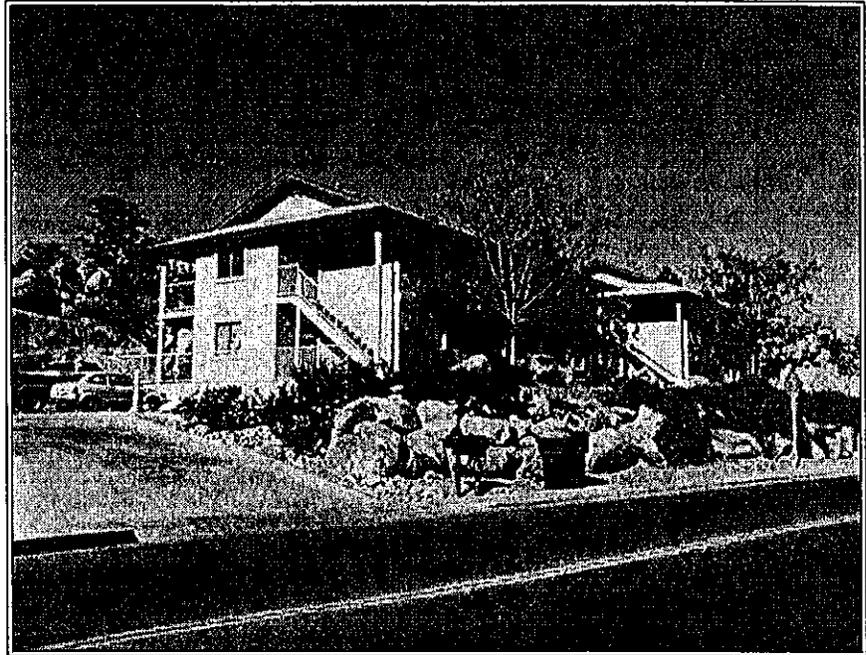
### **Overview**

The Gail Gardner Neighborhood is primarily a residential area that has seen an increase in commercial development over the years. Currently, residential uses occupy 75%, while commercial uses occupy 17% and vacant land occupies 8% of the total land within the neighborhood boundaries.

Residential uses and densities within the neighborhood plan area vary significantly. The Gail Gardner Neighborhood residential uses include apartment buildings, duplexes,

manufactured homes, mobile homes, mobile home parks and single family dwellings on lots ranging from 6,000 square feet to five acres or more in size.

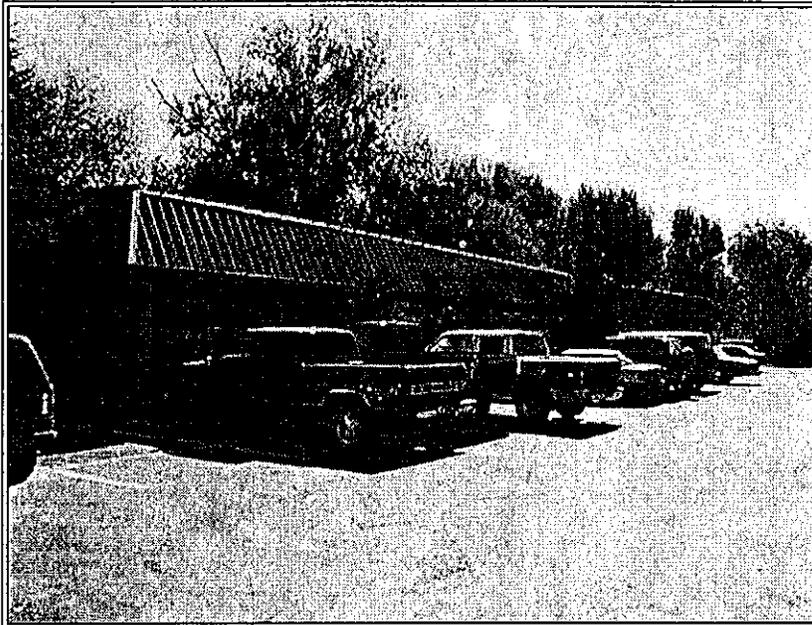
Currently, more than half of the residential units within this neighborhood are owner occupied.



**Apartments along Gail Gardner Way**

The commercial uses within the plan area are not as varied as the residential uses. Currently, the majority of commercial uses include medical clinics and dental services. The remaining commercial uses are primarily office buildings with little to no retail activity. In addition, the entire neighborhood is located within the Enterprise Zone that benefits commercial endeavors that are employment centers for the City of Prescott.

Zoning is not an absolute predictor of the type of development that exists or will occur in the neighborhood. Land is sometimes developed or used below the maximum



permitted intensity.

Zoning is a major factor determining land value and may respond to economic pressures that determine the use of the land in the long term.

The zoning breakdown for the Gail Gardner Neighborhood is as follows:

### **Office Center on Gail Gardner Way**

#### **Commercial Districts**

- The Business A (BA) district occupies 10% of the total area within the neighborhood, most of which is located along W. Gurley Street but still used residentially. The BA district allows businesses and services that attract clientele citywide and are more intensive than neighborhood services.
- The Residential Office (RO) district occupies 1% of the total plan area and is located along the northern section of Gail Gardner Way. The RO district provides for a transition between more intensive commercial uses and nearby residential areas.
- The Neighborhood-Oriented Business (NOB) district occupies 1% of the total plan area and is located along the northern section of Gail Gardner Way. The NOB district provides for low intensive commercial and smaller scale retail uses along collector and arterial streets in close proximity to residential areas.

#### **Residential Districts**

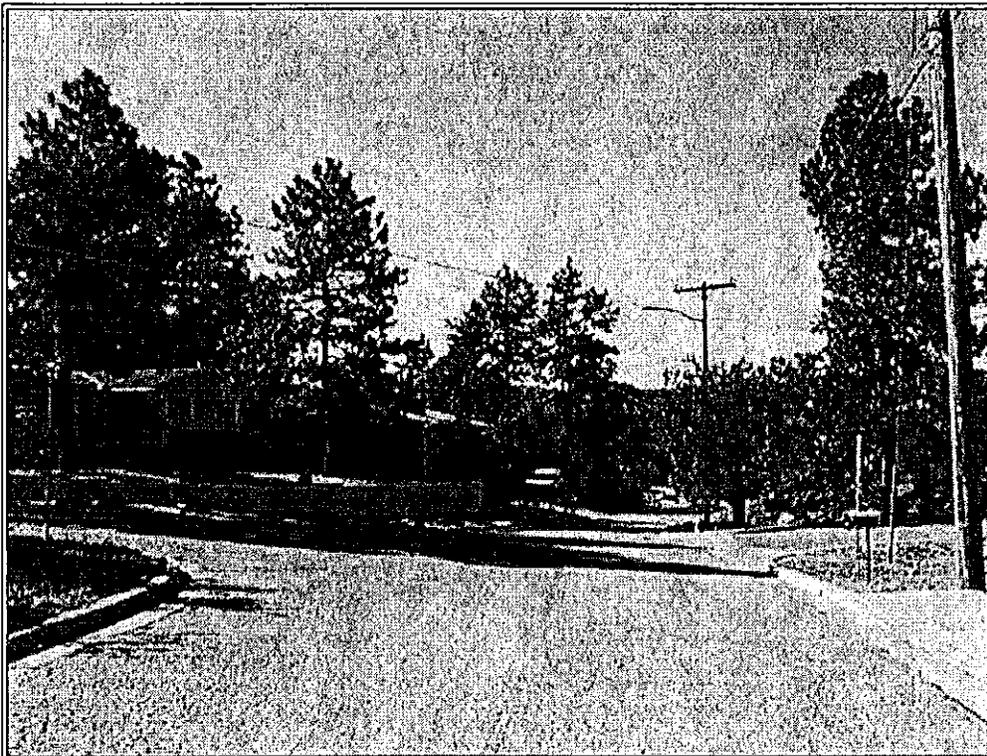
- The Residence A-35 (RA-35) district occupies 17% of the total plan area, most of which is located along Norris Road. The RA-35 district allows one-family dwelling unit per lot, minimum size 35,000 square feet. The majority of lots in this zoning district along Norris Road are over one acre in size.



- The Residence A-9 (RA-9) district occupies 38 % of the total plan area and is the most predominant land use in the area. The RA-9 district allows one-family dwelling per lot, minimum size 9,000 square feet. Many lots in this district along Gail Gardner well exceed the 9,000 square foot minimum.
- The Residence B (RB) district occupies 4% of the total plan area with small portions existing in both the central area of Gail Gardner and towards the southern portion of the neighborhood along Western Avenue. The RB district allows all uses in the RA districts and buildings containing up to four apartments at a density of 22 units per acre.
- The Residence B-MH (RBMH) district occupies 15% of the total plan area located primarily in the northern portions of the neighborhood along Wagon Trail, Pike Place and Apple Blossom Lane. The RBMH district allows all uses permitted in RA and RB districts and includes the use of one manufactured home or mobile home on a lot.
- The Residence C (RC) district occupies 14% of the total plan area and is largely located in the southern portion of the neighborhood with smaller pockets located more centrally on Gail Gardner Way. The RC district allows all permitted uses in the RA and RB districts and includes apartment buildings with a density limit of 32 units per acre.

**Predominant Land Use**

Residential uses have always been the predominant land use in the Gail Gardner



Neighborhood. It is important that the residential character be protected from the changes in land use occurring in the area. It is the desire of the residents that the neighborhood

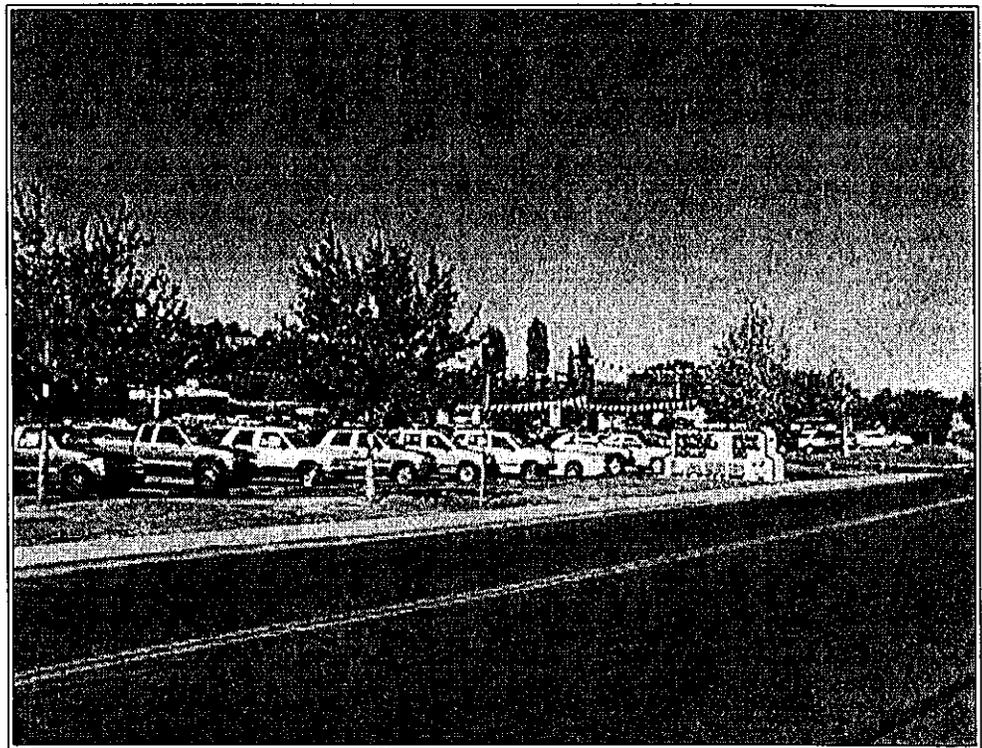
Residential uses on Loren Drive

maintains its residential character, at the same time recognizing the demand for new uses in some areas along Gail Gardner Way. Property owners seeking to redevelop their property are encouraged to maintain some type of residential development that maintains the look of a single-family neighborhood. A few multi-family or higher density single family residential developments have already been successfully adapted into the neighborhood. This trend can be accommodated if the new multi family, office, and neighborhood commercial uses should be compatible in density and scale with the existing surrounding ones. Zoning designations will be identified in this plan that allow change without detrimental impacts to the existing uses. In addition, buffering and access considerations must be addressed for any change of use along Gail Gardner Way.

### **Redevelopment Trends**

The Gail Gardner Neighborhood *continues to face* increasing redevelopment strains, as several significant properties along the boundaries are anticipated to establish new or revitalized uses in the near future.

Ponderosa Plaza, Lamb Chevrolet and the County Fairgrounds are currently dealing with the relocation of either all or a part of their original uses. The land use changes that occur on these properties could have a measurable

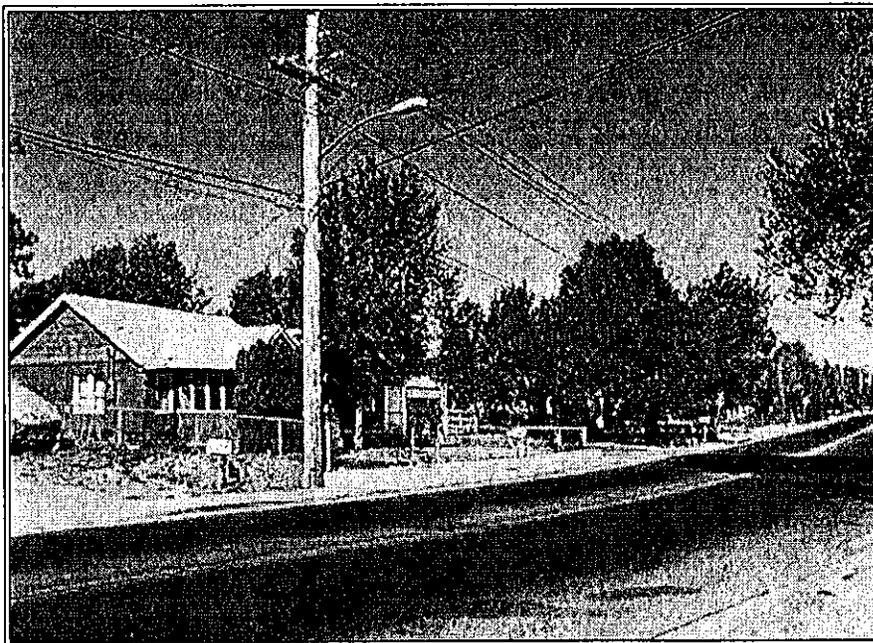


**Lamb Chevrolet**

Impact on the Gail Gardner area residents. Currently, the Ponderosa Redevelopment plan is being developed addressing each of these situations and suggesting possible improvements for each area.

In addition to the redevelopment of adjacent properties, pressure is building for higher density within this neighborhood. The proximity to neighborhood services, including the hospital, makes this area a significant resource for both assisted living and adult day care facilities. *The relocation of Lamb's Auto Sales will present an opportunity for a senior living facility or a higher density housing development, although the Business B zoning allows intensive commercial.* The County property could also furnish a site for additional higher density residential units. However, it is important that very high-density (15 units per acre) development is not imposed on this neighborhood in order to protect the character of the existing residential uses and limit the generation of traffic onto Gail Gardner Way.

#### **Residences along the old Fairgrounds**



The County has developed plans, which were updated in 2002 for the 40-acre site that is currently occupied by the Rodeo Grounds. *Negotiations are ongoing for the City to enter an IGA with the County for the management of the Rodeo Grounds. All of*

*the County property in this area is currently zoned Residential C, which allows multi-family residences up to 32 units per acre and the possibility of office uses with a conditional use permit. The most recent County master plan does not indicate these*

*types of uses will be pursued, but rather a government campus setting including three additional county office buildings. If the County were to pursue commercial uses at this site, the property would need to go through the City's rezone process, which would allow the residents to give input at any and all public meetings on the topic.*

### **Areas of Concern**

There are areas that currently have land uses that are more compatible with the neighborhood than what their underlying zoning allows. There are four parcels with Business A zoning that if redeveloped could have a significant impact on their adjacent uses. At the time these properties were rezoned other less intensive commercial zoning districts such as Neighborhood Oriented Business and Residential Office were not yet developed. It is suggested that these intensive commercial zones be rezoned to one of these less intensive commercial zoning districts, or have development agreements attached that reduce the intensity of uses possible on those parcels.

Residents within this neighborhood have identified specific areas they are concerned about in terms of their potential for development and redevelopment. These areas include the Yavapai County Fairgrounds, The Preserve, Lamb Chevrolet, Iron Springs Manor Mobile Home Park and the vacant parcels between Gurley Street and Loren Drive.

**County Fairgrounds** – located adjacent to the Gail Gardner Neighborhood and part of the Ponderosa Redevelopment Plan, this property is zoned Residential C which allows up to 32 units of multi family housing per acre. A condition was placed on this property



at the time it was rezoned to Residential C, which requires that the City of Prescott Planning and Zoning Commission approve all site plans before building permits are issued. *The neighborhood remains concerned about the potential redevelopment of this property to commercial or high density multi family residential. The most recent master plan shows the land being kept for public use as an extension to the existing County administration buildings. The neighborhood is in support of the most recent master plan. In addition, it has been suggested that the rodeo grounds remain in the area, as it is part of the neighborhood history and character.*

**The Preserve** – located adjacent to the neighborhood consisting of 137 acres zoned Residence A-18 PAD. The area has been platted for 144 units which is less density than the current zoning allows. *The neighborhood supports the current plat. Although many areas surrounding the Preserve are also zoned RA-18, this zoning seems dense considering the topography. Should ownership or the current plat change, the neighborhood would need to re-evaluate their position.*

**Lamb Chevrolet** – located adjacent to the neighborhood and part of the Ponderosa Redevelopment Plan, this property is zoned Business B which allows more intensive commercial uses such as automobile garages, mini storage, and crematoriums. *The current auto dealership use is not as significant as possible future uses. Most uses that Business B allows are too intensive for the neighborhood. Uses such as business or professional offices, manufactured homes, assisted living and the like would help protect the residential character of the neighborhood and would be fully supported by the neighborhood.*

**Iron Springs Manor Mobile Home Park** – located adjacent to the northern portion of the neighborhood. This park maintains Commercial A zoning that allows intensive commercial uses and some light industrial uses. Commercial A uses are too intensive for the adjacent residential uses. The current residential use of this site is the most compatible with the Gail Gardner Neighborhood.

**Vacant land between Gurley Street and Loren Drive**– located along the southern boundary of the neighborhood adjacent to the Granite Heights Subdivision. Two non-compatible zoning districts (RA-9 and BA) split five properties in half. The most significant of these properties is located at the corner of Gail Gardner Way and West Gurley Street. This corner lot presents the largest threat of commercial uses encroaching on the residential areas off of Loren Drive. Residents are concerned about commercial encroachment on all the residential portion of these lots. It is suggested that these parcels retain their single-family residential zoning and any proposed commercial uses be contained entirely within the portions already zoned Business A.

## **LAND USE GOALS & OBJECTIVES**

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### **Goal 1.1**

Preserve and protect the single family residential character of the Gail Gardner Neighborhood.

**Objective 1A:** Encourage a mixture of new housing types consistent with existing neighborhood development pattern and densities.

**Objective 1B:** Retain single family residential zoning for the southern portion of the Gail Gardner Neighborhood starting from Fair Street south to West Gurley Street.

**Objective 1C:** Ensure buffering and screening mechanisms, such as landscaping and increased setbacks, to protect existing residential units on the periphery of commercial areas along the northern portion of Gail Gardner Way from Fair Street to Iron Springs Road.

**Objective 1D:** Assist neighborhood residents in identifying available funding sources to support the rehabilitation of older homes in the neighborhood to increase the stock of mid-range housing. Example: CDBG Action Zone, Department of Commerce Home Investment Partnership Grant, State Housing Trust Fund, etc.

**Objective 1E:** Encourage the development of a residential zoning district that allows one accessory dwelling unit on larger lots where one unit is owner occupied.

### **Goal 1.2**

Create a dynamic neighborhood that can adapt to changes in land use for the benefit of the residents of the Gail Gardner Neighborhood.

**Objective 2A:** Encourage reinvestment in the neighborhood through the development of single family residential along Gail Gardner south of Fair Street and the redevelopment of existing commercial properties throughout the neighborhood.

**Objective 2B:** When commercial rezonings are sought for existing residential areas north of Fair Street, encourage the use of either Neighborhood Services (NS) or Residential Office (RO) zoning districts for lower intensity commercial uses so long as adequate parking facilities can be provided in the rear portion of these properties.

The **Neighborhood Service (NS) District** provides for the adaptive use of residential housing to allow small retail, service and office uses. The primary purpose of this district is to allow for mix of uses within a residential area while maintaining the existing neighborhood scale.

The **Residential Office (RO) District** acts as a transitioning zone between general commercial and established single family neighborhoods. The primary purpose of this district is to allow an assortment of uses that do not overly impact nearby residential areas.

**Objective 2C:** Discourage the rezoning of single family residential properties for the development of multi family residences that provide more than 10 units per acre or one duplex per 9,000 square foot lot, and are not compatible with adjacent properties in terms of size and orientation.

### **Goal 1.3**

Actively pursue compatible development solutions for properties addressed as areas for concern by the Gail Gardner Neighborhood residents including the County Fairgrounds, the preserve property, Lamb Chevrolet, Iron Springs Manor Mobile Home Park and the vacant land between Gurley Street and Loren Drive.

**Objective 3A:** Rezone properties with Business A or more intensive zoning, to ensure less intensive commercial uses compatible with surrounding residential uses or negotiate a development agreement to meet the same goal.

**Objective 3B:** Encourage any redevelopment of the County Fairgrounds to be sensitive to the neighborhood concerns about commercial and multi family uses adjacent to Gail Gardner Way.

**Objective 3C:** Discourage any further encroachment of Business zoning along W. Gurley Street onto the adjacent Residence A-9 properties.

## **CIRCULATION**

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### **Overview**

The Gail Gardner Neighborhood falls within the West Prescott Circulation Element Traffic Analysis. This traffic analysis identifies Gail Gardner Way as the only north/south connector on the western edge of Prescott. When the analysis was completed in 1994, Gail Gardner Way had segments that operated at one of the lowest level of service ratings (LOS D). Remarkably, traffic counts in 2002 indicate that traffic has not increased significantly with counts averaging 9200 daily. Currently, Gail Gardner Way is the only collector level street within the plan area with a posted speed limit of 30 miles per hour.

Any significant land use changes that occur within this neighborhood may have an additional impact on the circulation of Gail Gardner Way. Possible changes identified that may have this kind of impact include: the redevelopment of the Ponderosa Plaza, County Fairgrounds and Lamb Chevrolet; any new development that may occur on the Preserve Property; and the possibility of an East/West Connector. This plan seeks to create a balance between efficient flow of traffic and neighborhood livability.

### **West Prescott Circulation Traffic Analysis**

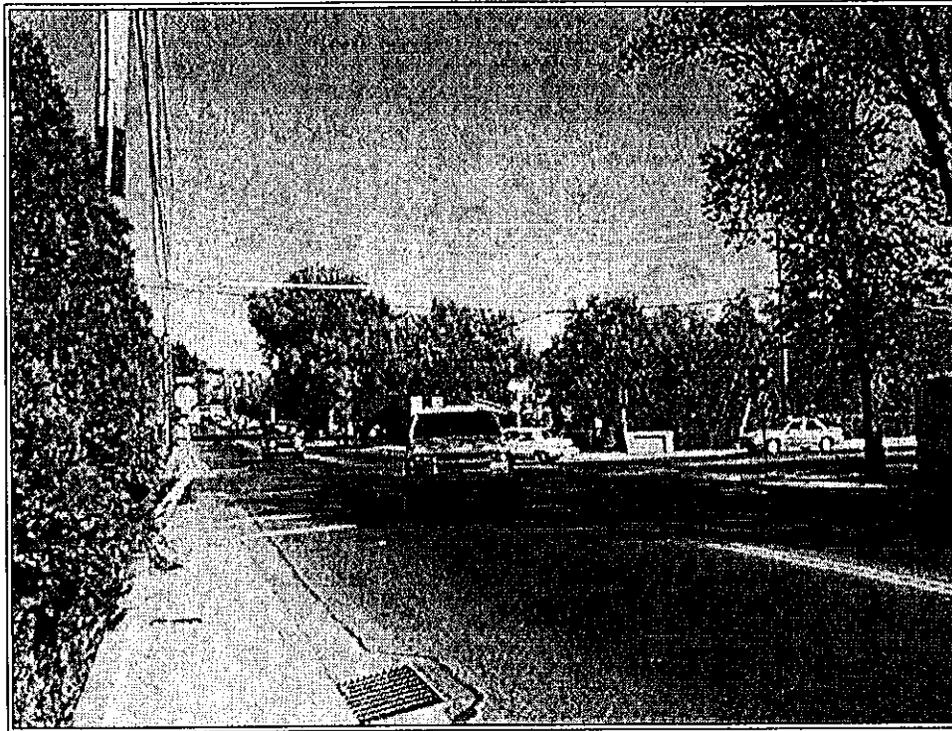
The West Prescott Circulation Traffic Analysis was completed in 1994 and updated in 1998. The study contains a series of recommendations for the West Prescott area circulation system, which includes all of Gail Gardner Way. The scenario presented in this plan, which was adopted by council, includes an East/West Connector to extend between Downer Trail, through the property known as the Preserve, and Gail Gardner Way. In addition, connection would be made between Downer Trail and Sierry Peaks Drive. The connections are needed to provide secondary emergency access for residents in the West Prescott Area. City Council has reaffirmed a commitment to eventually pursue the development of the East/West Connector; however, no timeline has been established to date.



Gail Gardner residents are in agreement with the West Side Neighborhood planning group's recommendation for development of the East/West Connector. West Side residents suggested that an emergency access gate be installed on Sierry Peaks Drive west of Downer Trail that would remain in place until all of the connections are developed. *This access and gate were installed in November 2001.*

### **Future Development of Gail Gardner Way**

In 1984, the City of Prescott expanded and combined a number of small residential streets into the major collector, Gail Gardner Way. At the time of its inception, residents



**Intersection of Gail Gardner Way and Fair Street**

along the newly developed Gail Gardner Way received promises that were not kept. Residents did not expect the increase in speed limits or the use as a local truck route when Gail Gardner Way was developed.

They believed that Gail Gardner Way would remain a residential type street. In contrast, Gail Gardner Way is now a major collector designed to carry a higher volume of vehicles than a residential street. Moreover, Gail Gardner Way was designed to handle additional traffic capacity in the future by eliminating on-street parking and creating a middle turning lane.

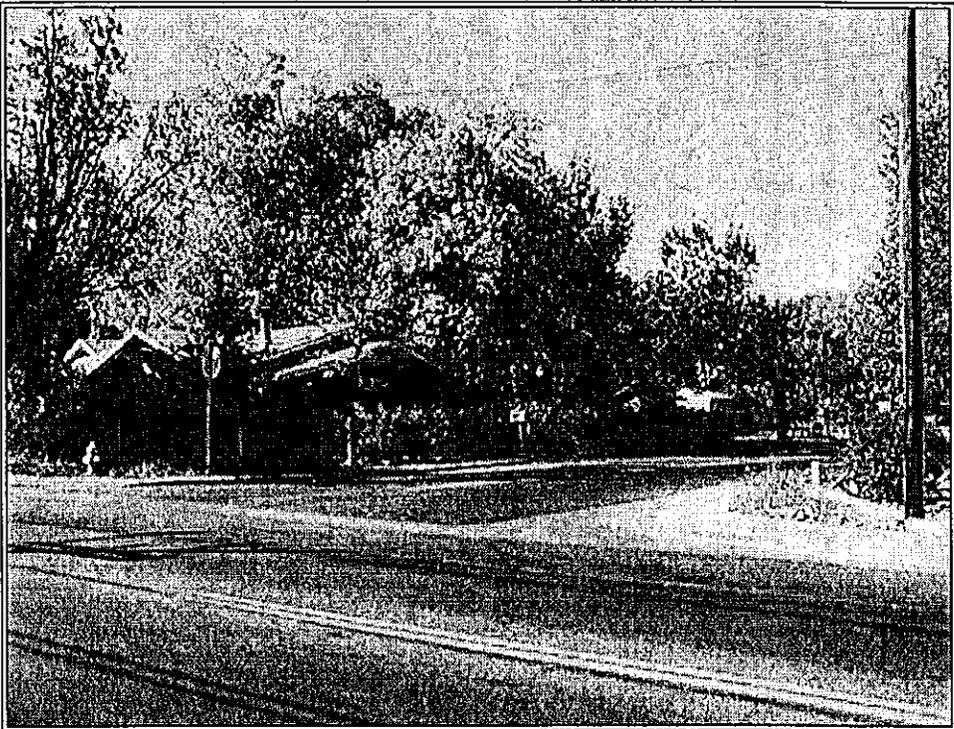


Speed limits were changed along Gail Gardner Way from 25 mph to 30 mph because the average traffic speed warranted a higher speed limit. A portion of Gail Gardner is still posted at 25 mph due to sight visibility limitations. It is unlikely that speed limits will be increased any further in the near future but situations could occur that would require higher speed limits. The current local truck route designation will remain on Gail Gardner Way, as it is the only north/south connector on the western edge of Prescott.

**Traffic Controls**

Several residents within the planning area have requested that additional traffic controls be used along Gail Gardner Way to reduce traffic speeds, and to make drivers more aware of entering traffic and increase pedestrian safety. It was suggested that a stop sign be placed at

the intersection of Gail Gardner Way and Oregon Avenue; however, traffic volumes do not warrant a stop sign at this time. It is suggested that this intersection be revisited every year to determine if traffic volumes warrant traffic control measures in the future.



**Intersection of Gail Gardner Way and Oregon Avenue**

### **Pedestrian Facilities**

Residents of the neighborhood feel it essential that pedestrian access be maintained and increased where possible. Sidewalks exist almost the entire stretch of Gail Gardner Way, except for a small portion on the east side near Gurley Street. Most streets connecting to Gail Gardner Way lack sidewalks, curbs and gutters. Fair Street running past the fairgrounds is the only connecting street with any sidewalks. At the time the subdivisions were created in this area, sidewalks were not a requirement. If residents would like to see sidewalks developed on their streets they will have to commit financial resources of their own to see them built. It will also take a lot of initiative on the part of the residents to have sidewalks constructed on these streets.

## **CIRCULATION GOALS & OBJECTIVES**

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### **Goal 2.1**

Minimize curb cuts onto Gail Gardner Way, where rezonings occur to higher intensity uses, to reduce the impact of additional traffic entering onto Gail Gardner Way for more efficient flow of traffic.

**Objective 1A:** Whenever possible, seek side street access for new development occurring within the neighborhood to deflect some traffic off of Gail Gardner Way.

**Objective 1B:** Require the removal of existing curb cuts when lots are consolidated for new uses, to reduce outlets for ingress from and egress to Gail Gardner Way and encourage shared access when possible.

### **Goal 2.2**

Coordinate the development of the East/West Connector should it be developed from Gail Gardner Way and Downer Trail, and Downer Trail between Sierry Peaks Drive with the West Side Neighborhood Plan.

**Objective 2A:** Provide adequate emergency access while preserving neighborhood character through the even dispersal of traffic.

**Objective 2B:** Ensure that emergency crash gates at Downer Trail and Sierry Peaks Drive do not come down until the east-west connector is completed and operational, and until the full circulation plan is implemented.

### **Goal 2.3**

Promote efficient travel along Gail Gardner Way while preserving the residential character of frontage properties and increasing safety for pedestrians and cyclists.

**Objective 3A:** Encourage the retention of on street parking on one side of Gail Gardner Way to provide for additional neighborhood resident parking.

~~**Objective 3B:** Encourage the relocation of mail boxes back onto houses to increase sidewalk clearance and eliminate parked mail vehicles from obstructing traffic. Discourage the use of cluster type mailboxes. Post office would not consider this request.~~

**Objective 3B:** Maintain current posted speed limits on Gail Gardner Way.

## **QUALITY OF LIFE**

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### **Overview**

Several issues were identified during the planning process as having a significant impact on neighborhood residents' quality of life. It is important that these issues be noted for future consideration when working within the neighborhood. Issues identified include property maintenance and clean up activities, drainage ways, mosquitoes, traffic speeds, neighborhood participation, and notification. Responsibility for these issues lies with both the private property owners and the City of Prescott. This plan will outline these responsibilities and the types of abatement that are possible for each issue identified.

### **Open Space**

The Gail Gardner Neighborhood has a unique opportunity to define a creek trail system that could be linked with other areas of Prescott. The development of trails, however, is dependent upon the involvement of residents to initiate the process. Favorable



**Miller Creek**

conditions exist for trails to be developed through the neighborhood. Trails offer a wide range of benefits to residents. A successfully defined and well used trail system can increase safety for area residents traveling on foot or by bicycle, lace to live.

However, it will take time, effort and money to have trails established within this neighborhood. In addition, many structures have been built right up to the edge of these creeks creating privacy issues for owners and residents.

Existing social trails have been identified along both creeks in the Gail Gardner plan area, which offer the potential of a more defined trail network. At times when these creeks are running, pedestrian access into and out of the neighborhood on the social trails is restricted. There is existing make-shift, low water crossings, which become inaccessible when water is running in the creeks. The provision of pedestrian bridges is another consideration for this neighborhood.

### **Property Maintenance and Clean-Up Activities**

The Gail Gardner Neighborhood benefits from extensive vegetation, including mature trees such as pinions, ponderosas, elms and oaks. The majority of this vegetation increases the visual quality and environment of this neighborhood. However, the favorable conditions that exist for mature vegetation also increases the prevalence of yard overgrowth.

Overgrowth not only deteriorates the visual quality of property in the area but also creates a nuisance and a hazard for other residents in the



**Constant property maintenance violator.**

neighborhood. The planning group hosted a neighborhood clean up in December 1999, which

included volunteers to help residents who are unable to

take care of their yards. *It is suggested that these types of cleanups be held at least once a year and should be joint project with the residents, city staff, and volunteers.*

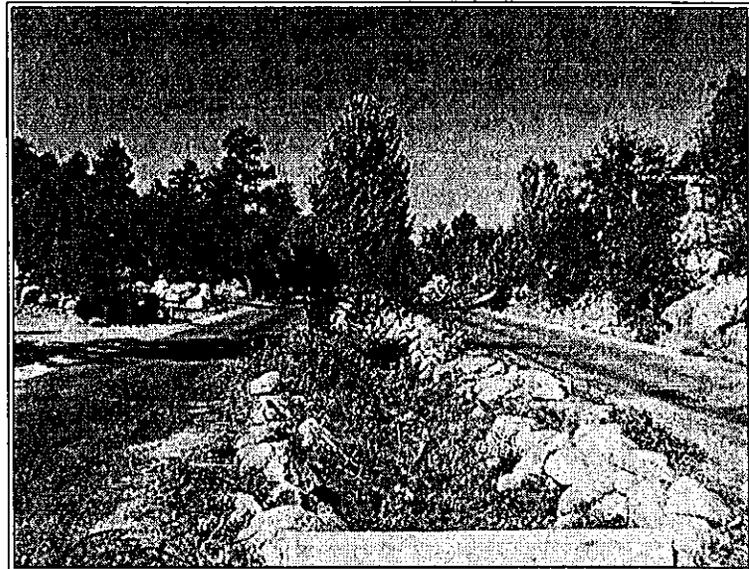
The neighborhood planning group has addressed several issues in regards to property maintenance besides the overgrowth of vegetation. It is important that other physical attributes that exist on properties throughout the neighborhood are not taken for

granted. Trash, debris, abandoned vehicles and dilapidated buildings are the most obvious eyesores in a residential area. There are a few property owners and residents within the neighborhood who are guilty of these unsightly maintenance issues. The City of Prescott Code Enforcement Officer is well aware of these properties and is working with the owners to seek solutions. Well maintained properties are a benefit to the entire neighborhood as well as to the City overall.

### **Drainage Issues**

The Gail Gardner Neighborhood has problems with drainage similar to those faced by almost every portion of the City of Prescott. Most drainage problems that exist are the responsibility of the private property owner.

However, the City of Prescott maintains drainage ways that occur in the city right-of-way such as the drainage ditch running through Wagon Trail.



**Drainage Ditch on Wagon Trail**

It is important to note that the residents should take a proactive approach in notifying the city when

these drainage ways become clogged or over vegetated. This notification will allow the city to deal with the problem in a reasonable time frame rather than on an emergency basis.

Other significant areas of concern include a drainage way that runs behind properties fronting on Gail Gardner Way connecting to the drainage ditch on Wagon Trail. The City of Prescott Public Works Department has completed a one time clean up of the existing drainage way in this area. It is imperative that this drainage way be kept clear

of debris and vegetation as well as the continuity of the channel be maintained to reduce the impact of storm waters on adjacent properties. The Public Works Department is currently looking into the possibilities of diverting a portion of the water onto other drainage ways. Property owners should work directly with the Public Works Department for individual concerns about drainage impacts on their property.

### **Traffic Speeds**

A significant concern of the neighborhood residents is the traffic speeds along Gail Gardner Way. Speed reduction on Gail Gardner Way will be a difficult task to accomplish because it has been identified as a major collector for the City of Prescott. The status of major collector limits the types of traffic control measures that can be used on Gail Gardner Way. Any new traffic control devices are required to meet “warrants,” (thresholds based on the number of cars traveling the roadway in addition to accidents and rates of speed). Two possible solutions to traffic speeds in the area could be the continuance of periodic police enforcement and the posting of signage to alert drivers that they are traveling through a residential area.

### **Neighborhood Participation and Notification**

The neighborhood involvement in the original and update planning process has been exceptional. A large number of residents have taken the time and effort to be involved in their neighborhood planning process. Many residents felt the original plan was long overdue and much more could have been accomplished for this neighborhood many years ago. Today this neighborhood is dealing with the hand it has been dealt in terms of encroaching development and the possibilities of large-scale redevelopment. Gail Gardner residents have made it quite clear that they would like to be included in any new projects occurring within their neighborhood. This group has asked that they receive notification prior to any future development decisions made by the Planning and Zoning Commission and the City Council.

## **QUALITY OF LIFE GOALS & OBJECTIVES**

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### **Goal 3.1**

Enhance opportunities to increase open space amenities and develop trails within the Gail Gardner Neighborhood where possibilities exist.

**Objective 1A:** Interested residents should take the lead in approaching the City of Prescott Trails and Open Space Coordinator for the development of trails within the neighborhood.

### **Goal 3.2**

Continue neighborhood clean up efforts in conjunction with city staff, and the provision of a dumpster on a twice yearly basis to encourage property maintenance.

**Objective 2A:** Work together as a neighborhood unit in assisting those property owners that are physically unable to adequately maintain their property.

**Objective 2B:** Work together as a neighborhood in maintaining the drainage way on Wagon Wheel as well as other drainage ways in the neighborhood at least twice a year.

### **Goal 3.3**

Continue the efforts to reduce traffic speeds along Gail Gardner Way and throughout the neighborhoods residential streets.

**Objective 3A:** Continue periodic police enforcement at different intervals along Gail Gardner Way, in addition to monitoring traffic counts and speeds for traffic devices warrants.

### **Goal 3.4**

Increase neighborhood participation in the planning process through increased notification of proposed development plans within the Gail Gardner Neighborhood.

**Objective 4A:** Keep close contact with the core neighborhood planning team with written notice of proposed changes in the neighborhood that allow public input.

**Objective 4B:** Planning team members should work to inform other residents in the area of proposed changes that may affect them as well as the neighborhood.

### **Goal 3.5**

Continue to monitor existing drainage systems within the neighborhood to ensure all local drainage ways are open, maintained and efficient.

## **SUMMARY OF ACCOMPLISHMENTS**

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### **Land Use**

In the review of current land use patterns and zoning designations within the Gail Gardner Neighborhood several restrictive conditions have been uncovered that may affect future property redevelopment.

The planning process has also established the identification of this neighborhood, both north and south, that can now cohesively work together as one unit to outline goals for future development along Gail Gardner Way.

*Because of the planning process, neighbors rallied around an unwanted rezoning (RA-35 to BA) and were successful in defeating the request. Neighbors were also successful in securing an quality landscaping plan when a new office building was located next to a single family home.*

### **Circulation**

Through the neighborhood planning process residents have asked for more immediate remedies to issues regarding sight distance along Gail Gardner as well as traffic speeds. Planning group discussions with Police Department officials have resulted in increased periodic enforcement of traffic violations within the Gail Gardner Neighborhood. Planning group discussions with the Public Works Department have resulted in the placement of a mirror on Gail Gardner Way for the residents who have difficulty seeing traffic when exiting their property.

### **Quality of Life**

The neighborhood planning group has identified several quality of life issues that impact the residents of this area. In response a neighborhood clean-up was conducted in early December 1999, with additional support for residents who were unable to fully participate by themselves. Public Works did its part in the clean up by cleaning the

drainage ways along Wagon Trail, as well as clearing sidewalks that had been blocked by vegetation overgrowth. In addition, after discussions with the City of Prescott Code Enforcement Officer the neighborhood is well aware of what the property maintenance requirements are according to City Code.

*Two of the most unsightly properties (abandoned homes) along Gail Gardner were demolished and removed. A high-quality medical office building was constructed in their place.*

## **ACKNOWLEDGEMENTS**

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